

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		BAY STATE RD, ARLINGTON

OWNERSHIP

Owner 1:	TOAD MANOR LLC				
Owner 2:					
Owner 3:					
Street 1:	20 LARCH ST				
Street 2:					
Twn/City:	BRIGHTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02135			Type:	

PREVIOUS OWNER

Owner 1:	CHRISTOPHER L CHARLES -		
Owner 2:	-		
Street 1:	20 LARCH ST		
Twn/City:	BRIGHTON		
St/Prov:	MA	Cntry	
Postal:	02135		

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1355 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	502,349	Spl Credit	Total:	502,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5700.000	178,600		502,300	680,900		13979
							GIS Ref
							GIS Ref
Total Card	0.131	178,600		502,300	680,900	Entered Lot Size	GIS Ref
Total Parcel	0.131	178,600		502,300	680,900	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		502.51	/Parcel: 502.51	Land Unit Type:	04/26/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	178,600	0	5,700.	502,300	680,900		Year end	12/23/2021	PRINT		
2021	101	FV	172,100	0	5,700.	502,300	674,400		Year End Roll	12/10/2020		Date	Time
2020	101	FV	172,100	0	5,700.	502,400	674,500	674,500	Year End Roll	12/18/2019		12/29/21	20:20:07
2019	101	FV	189,600	0	5,700.	650,100	839,700	839,700	Year End Roll	1/3/2019	LAST REV		
2018	101	FV	190,800	0	5,700.	413,700	604,500	604,500	Year End Roll	12/20/2017		Date	Time
2017	101	FV	190,800	0	5,700.	378,200	569,000	569,000	Year End Roll	1/3/2017		09/24/19	12:22:5
2016	101	FV	190,800	0	5,700.	307,300	498,100	498,100	Year End	1/4/2016			
2015	101	FV	189,900	0	5,700.	307,300	497,200	497,200	Year End Roll	12/11/2014			

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2019	Inspected	PT	Paul T
11/15/2017	MEAS&NOTICE	BS	Barbara S
6/27/2012	Measured	JBS	JOHN S
2/19/2009	Meas/Inspect	189	PATRIOT
11/4/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/24/1993		EK	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

Sign:

VERIFICATION OF VISIT NOT DATA

